



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, JANUARY 15, 2013– 6:30 PM
DESERT BREEZE COMMUNITY CENTER
8275 SPRING MOUNTAIN ROAD
LAS VEGAS, NV 89117**

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

Dee Gatliff
John Getter
George Kuck
Duane Laible,
Angie Heath Younce,
Diana Morton, Secretary

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.
Helen Meyer Community Center-4525 New Forest Dr.
Spring Valley Library – 4280 S. Jones
West Flamingo Senior Center -6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
 - A. Conformance with the Nevada Open Meeting Law
 - B. Meeting Guidelines
 - C. Approval of Agenda Posted, Including Any Deletions or Corrections
 - D. Approval of Minutes of December 11, 2012
 - E. Liaison/County Staff Business
 - F. ACTION: Elect Chair and Vice Chair for Two Year Term
 - G. ACTION: Approve 2013 Meeting Schedule
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- V. TOWN BOARD INPUT
- VI. PLANNING & ZONING

Possible action to be taken on the following applications:
SEE ATTACHMENT “A”
Items on the agenda may be taken out of order.
The Spring Valley Town Advisory Board may combine two or more agenda items for consideration.
The Spring Valley Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

- VII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- VIII. Set next meeting date – Tuesday, January 29, 2013 – 6:30 PM
- IX. Adjournment

COMMISSIONERS
SUSAN BRAGER, Chair – STEVE SISOLAK, Vice-Chair
LAWRENCE L. BROWN III – TOM COLLINS – LAWRENCE WEEKLY – CHRIS GIUNCHIGLIANI – MARY BETH SCOW
DON BURNETTE, County Manager
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

ATTACHMENT A

**SPRING VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:30 P.M., JANUARY 15, 2013**

01/22/13 PC

1. **CP-0849-12:** That the Spring Valley Town Advisory Board hold a public meeting on an annual amendment to the Spring Valley Land Use Plan and take appropriate action. (For possible action)
- 1.a. **PA-0004-12 – VREO XXIV, LLC:**
PLAN AMENDMENT to redesignate the existing land use categories from OP (Office Professional) and CG (Commercial General) to RH (Residential High from 8 to 18 du/ac) on 10.0 acres in an R-E (Rural Estates Residential) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the southwest corner of Durango Drive and Mesa Vista Avenue within Spring Valley. SB/pd (For possible action)
- 1.b. **PA-0005-12 – STORYBOOK RESIDENTIAL, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from RH (Residential High from 8 to 18 du/ac) to RUC (Residential Urban Center from 18 to 32 du/ac) on 5.0 acres in an U-V (Urban Village) Zone in the MUD-4 Overlay District. Generally located on the northwest corner of Tropicana Avenue and Grand Canyon Drive within Spring Valley. SB/pd (For possible action)
- 1.c. **PA-0006-12 – AGRW WARM SPRINGS, LLC:**
PLAN AMENDMENT to redesignate the existing land use categories from RS (Residential Suburban up to 8 du/ac), RH (Residential High from 8 to 18 du/ac), and CG (Commercial General) to CG (Commercial General), RS (Residential Suburban up to 8 du/ac), and RH (Residential High from 8 to 18 du/ac) on 45.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Warm Springs Road within Spring Valley. SB/pd (For possible action)
- 1.d. **PA-0008-12 – PARTREO, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from CG (Commercial General) to RUC (Residential Urban Center from 18 to 32 du/ac) on a 25.0 acre portion of 40.7 acre site in a C-2 (General Commercial) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the northeast corner of Hualapai Way and Peace Way within Spring Valley. SB/pd (For possible action)
2. **UC-0698-12 – REP INTERNATIONAL, LLC:**
USE PERMIT for a food cart (food vendor) not located within an enclosed building.
DESIGN REVIEW for a food cart (food vendor) in conjunction with an existing car wash on 0.8 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive, 150 feet south of Sahara Avenue within Spring Valley. SB/dg/ml (For possible action)

3. **UC-0710-12 – TEC BUILDING, LLC:**
USE PERMIT for electronic equipment sales and service in conjunction with an existing office complex on a portion of 0.9 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Ponderosa Way, 150 feet east of Jones Boulevard within Spring Valley. SS/pb/ml (For possible action)
4. **UC-0711-12 – REYNOLDS FAMILY 1996 TRUST:**
USE PERMIT for personal services (beauty salon) in conjunction with an existing office complex on 1.4 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Spring Mountain Road, 630 feet east of Torrey Pines Drive and 320 feet west of El Camino Road within Spring Valley. SB/mk/ml (For possible action)
5. **UC-0718-12 – CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS:**
USE PERMIT for a congregate care facility.
WAIVER OF DEVELOPMENT STANDARDS to allow access to residential local streets.
DESIGN REVIEW for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Montessouri Street within Spring Valley. SS/gc/ml (For possible action)
6. **UC-0724-12 – AMERICAN MANAGEMENT INVESTMENTS, LLC:**
USE PERMIT for secondhand sales in conjunction with a shopping center on 2.1 acres in a C-1 (Local Business) Zone a portion within Desert Inn Road Transition Corridor Overlay District. Generally located on the east side of Jones Boulevard, 330 feet south of Desert Inn Road within Spring Valley. SB/rk/ml (For possible action)
7. **VS-0719-12 – CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS:**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Mesa Vista Avenue, and between Timber Creek Street (alignment) and Montessouri Street in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District within Spring Valley (description on file). SS/gc/ed (For possible action)
8. **VS-0186-11 (WC-0146-12) – ST. MICHAEL ANTIOCHIAN CHURCH:**
WAIVER OF CONDITIONS of a vacation and abandonment requiring dedication of the necessary portions of a cul-de-sac at the terminus of El Camino Road to be approved by Public Works – Development Review in conjunction with a proposed place of worship in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road and the west side of El Camino Road within Spring Valley. SS/co/ml (For possible action)
9. **WS-0700-12 – ELLIOT, LORA L.:**
WAIVER OF DEVELOPMENT STANDARDS for a reduced setback for a proposed balcony and patio cover in conjunction with an existing single family residence on 0.3 acres in R-1 (Single Family Residential) Zone. Generally located on the south side of Stockholm Avenue, 90 feet west of Stuttgart Street within Spring Valley. SS/mk/ml (For possible action)

10. **ZC-0732-12 – HARMONY 81, LLC:**
ZONE CHANGE to reclassify approximately 2.5 acres from R-E (Rural Estates Residential) Zone under Resolution of Intent to R-4 (Multiple Family Residential) Zone and C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.
USE PERMIT for modified wall standards.
WAIVERS for the following: **1)** allow modified street improvement standards; and **2)** allow early finished grading.
DESIGN REVIEW for a single family residential subdivision in the Rhodes Ranch Master Planned Community. Generally located on the southwest corner of Fort Apache Road and Wigwam Avenue within Spring Valley (description on file). SB/rk/ml (For possible action)

02/05/13 PC

11. **UC-0740-12 – DURANGO MINI STORAGE PTNRS, LLC:**
USE PERMIT to allow vehicle rental (trucks) in conjunction with an existing mini-warehouse facility on 3.3 acres in a C-1 (Local Business) Zone. Generally located 360 feet east of Durango Drive and 180 feet south of Edna Avenue within Spring Valley. SB/al/ml (For possible action)
12. **WS-0747-12 – MATEO, SERGIO ADRIAN:**
WAIVER OF DEVELOPMENT STANDARDS to allow an alternative roof design in conjunction with an addition to an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Coley Avenue and Santa Margarita Street within Spring Valley. SB/mk/ml (For possible action)
13. **UC-0755-12 – BRENT ASSOCIATES, LLC:**
USE PERMIT for a school.
DESIGN REVIEW for an addition to an existing building proposed for a school on 3.8 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located between Saddle Avenue and the 215 Beltway, 1,300 feet west of Fort Apache Road within Spring Valley. SB/dg/ml (For possible action)
14. **UC-0758-12 – CAPITAL PLAZA WEST PROPERTIES, LLC:**
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a place of worship from a local street; **2)** alternative landscaping and screening; and **3)** permit alternative driveway geometrics where driveways per Uniform Standard Drawing 222.1 are required.
DESIGN REVIEW for a parking lot in conjunction with a place of worship on 1.8 acres in a C-P (Office & Professional) Zone and a C-1 (Local Business) Zone. Generally located on the west side of Westwind Road, the north side of Laredo Street (alignment), and 350 feet south of Sahara Avenue within Spring Valley. SB/al/ed (For possible action)
15. **UC-0768-12 – 168 PROPERTIES, LLC:**
USE PERMIT for a personal service business (beauty and skin care salon) in conjunction with an existing office building on a portion of 0.5 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Tara Avenue and Jones Boulevard within Spring Valley. SB/mk/ml (For possible action)

16. **WS-0774-12 – CSA SERVICE CENTER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an office complex.
DESIGN REVIEW for existing access control gates in conjunction with an office complex on 8.1 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Hacienda Avenue and Durango Drive within Spring Valley. SS/al/ml (For possible action)